

**Joint
BOUNTIFUL REDEVELOPMENT AGENCY/
BOUNTIFUL CITY COUNCIL**

**Study Session Minutes of:
Tuesday, May 08, 2012**

Location: Planning Conference Room, Bountiful City Hall, 790 South 100 East, Bountiful, Utah

Officials Present: Chairman/Mayor – Joe Johnson; Board Members/Council Members – Richard Higginson, Beth Holbrook, John Marc Knight, Fred Moss, Tom Tolman; City Manager/Attorney – Russell Mahan; Redevelopment Director – Aric Jensen; City Engineer – Paul Rowland; Assistant City Engineer – Lloyd Cheney

Others Present: Lloyd Carr (Historical Preservation Foundation), Gerald Wilson (Bountiful City Parks Department), Antone Clark (Press), Tom Busselburg (Press)

Minutes: Aric Jensen

Welcome

1. Chairman/Mayor Joe Johnson opened the meeting at 5:07 pm and welcomed all those in attendance. Russell Mahan gave a brief overview of the purpose of convening a joint study session.

Agenda Items

2. Update on the Bountiful Art Center and Museum project.
3. Discuss future City and/or Redevelopment Agency projects, including City Hall renovation.

(These items were combined for the sake of expediency.)

Mr. Mahan explained that during the FY 2013 City Budget process, the City Engineer proposed setting aside \$20,000 to study the existing condition of City Hall, which is approximately 35 years old and will need to be renovated at some time in the near future. At approximately the same time, the City Engineer and other staff members began meeting to study the joint Art Center renovation and new History Museum construction project. As the latter progressed, it became apparent that the new History Museum could be constructed for approximately \$1.5M as budgeted, but that the Art Center renovation would cost in excess of \$1M, which is more than double the original \$450,000 that was budgeted.

The dramatic increase in costs for the Art Center renovation caused Staff serious concerns, and gave rise to the question of whether it was more prudent to invest in the existing building or to construct a new Art Center building that would meet all of the seismic, energy, and other building codes. At that point, he (Mr. Mahan), approached the City Engineer and the Redevelopment Agency Director with the idea of demolishing the existing Art Center and building a new City Hall on Main Street where the Art Center and Museum were proposed, and then renovating the current City Hall into a joint Art Center and History Museum.

Mr. Mahan presented 3 possible scenarios for the Council/RDA Board to consider. The first scenario was to renovate the Art Center and to build the new History Museum as currently proposed, but with increased spending to cover the estimated \$1M cost to renovate the Art Center.

The second scenario was to demolish the existing Art Center and build a new, joint Art Center and History Museum on the existing site.

The third scenario was to demolish the existing Art Center, build a new City Hall on the Art Center site, and renovate the existing City Hall into a joint Art Center and History Museum.

Mr. Mahan turned the time over to Paul Rowland, City Engineer, for a presentation on the costs of the different scenarios and how those costs were derived. In brief, Mr. Rowland stated that Hogan Construction, the Construction Manager/General Contractor for the Art Center/History Museum project, provided most of the cost estimates based on prior project costs and current cost estimates from suppliers. Using these figures, Mr. Rowland calculated a per foot renovation cost for the Art Center, which he applied to City Hall. That resulted in an estimated \$2.1M to \$2.4M cost to renovate City Hall to the same extent as proposed for the Art Center. Based on these figures, the 3 scenarios came out as follows:

First Scenario - \$2.5M now for a new History Museum and a renovated Art Center, plus a minimum \$2.1M within the next 5 years for a renovation of City Hall.

Second Scenario - \$3.2M now for a new History Museum and a new Art Center, plus a minimum \$2.1M within the next 5 years for a renovation of City Hall.

Third Scenario – \$4.8M now for a new City Hall, plus \$2.4M in 18 months for a renovation of City Hall into a joint Art Center/History Museum.

There was a lengthy discussion amongst the Council/Board members, the City staff, and others present about the pros and cons of the different options.

Councilman Higginson stated that it would be desirable to have City Hall on Main Street again, although that in and of itself was not sufficient reason to justify the costs of a new City Hall.

Mr. Jensen stated that he worked for Davis County 10 years ago when the County offices were renovated in place (while the building was still in service), and that it was counter-productive and a major nuisance to employees and customers.

Councilman Moss asked whether construction of a new City Hall or renovation of the existing City Hall would require a public vote, and also how the public might perceive new construction during a down economy.

Mr. Moss' comments led to another discussion about the current condition of City Hall and whether the public would consider the renovation and/or new construction as prudent investments in the community, or a waste of money. Both pro and con positions were presented on the topic.

Councilman Tolman expressed frustration at the idea of delaying and/or dismissing the construction of the new History Museum, but also acknowledged the logic and potential benefits of constructing a new City Hall and creating a joint Art Center/History Museum out of the existing City Hall building.

There was a general consensus that Option 1 and Option 3 should be considered in more detail at a future meeting.

Mayor Johnson suggested that the Council/Board reconvene in one week to further discuss the item and make a decision, if possible.

A joint RDA/City Council meeting was tentatively scheduled for Tuesday, May 15, at 5 pm.

Adjourn

Chairman Joe Johnson ascertained that there were no other items to discuss. The meeting was adjourned at 6:17 pm.